



BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services

757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application Number: 13310-0-00576
Date Received: 8/12/13
Commission/Civic: University
Existing Zoning: C-4 Application Accepted by: D. Reiss Fee: \$1,900.00
Comments: 10/22/13

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections.

3312.49C - to seek reduction of parking from 39 to 12.

3312.21 - Landscaping and screening

3312.27 - parking set back from 10' to 0'

LOCATION

1. Certified Address Number and Street Name 2701 Indianola Ave
City Columbus State OH Zip 43202
Parcel Number (only one required) 010 - 037 682

APPLICANT: (IF DIFFERENT FROM OWNER)

Name Tim Lai
Address 400 W. Rich St. City/State Columbus Zip 43202 15
Phone # 614-599-1353 Fax # _____ Email tim@laiarchitect.com

PROPERTY OWNER(S):

Name Cliffside Realty LLC c/o Firas Habi
Address ~~2057 Decker Ct.~~ 2057 Decker Ct. City/State Columbus Zip 43235
Phone # 614-596-5613 Fax # _____ Email savortastematters@gmail.com
☐ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☐ Attorney ☒ Agent

Name Tim Lai
Address 400 W. Rich City/State Columbus Zip 43205
Phone # 614-599-1353 Fax # _____ Email: tim@laiarchitect.com

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE _____

☒ PROPERTY OWNER SIGNATURE _____

ATTORNEY / AGENT SIGNATURE _____

PLEASE NOTE: incomplete information will result in the rejection of this submittal.

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Please make all checks payable to the Columbus City Treasurer



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AFFIDAVIT

13310-00576
2701 Indianola Ave.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Tim Lai
of (1) MAILING ADDRESS 400 W. Rich St. Columbus OH 43215
deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per ADDRESS CARD FOR PROPERTY

for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3)

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME

(4) Cliffside Realty LLC

AND MAILING ADDRESS

2057 Decker Ct.

Columbus OH 43235

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

Tim Lai

400 W. Rich St Columbus OH 43215

AREA COMMISSION OR CIVIC GROUP

(5) University Area Commission

AREA COMMISSION ZONING CHAIR OR

CONTACT PERSON AND ADDRESS

and that the following is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

(6) PROPERTY OWNER(S) NAME (6A) ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS

☒ (7) Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

(8)

Subscribed to me in my presence and before me this

(8)

15

day of

JULY

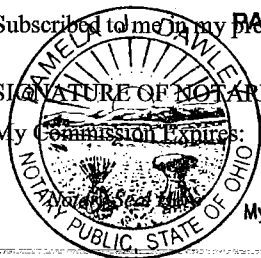
in the year 2013

SIGNATURE OF NOTARY PUBLIC

(8)

My Commission Expires:

STATE OF OHIO



My Comm. Expires April 25, 2014

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Applicant

Property Owner

Attorney / AGENT

Tim Lai
500 West Rich Street
Columbus, OH 43215

Cliffside Realty LLC
c/o Firas Habli
2057 Decker Ct.
Columbus, OH 43235

Tim Lai
500 West Rich Street
Columbus, OH 43215

**Area Commission or
Neighborhood Group**

University Area Commission
Northwood & High Building
231 N. High St.
Columbus, OH 43201

Surrounding Property Owners

ISA Properties LLC
2375 N. Glenville Dr.
Richardson, TX 75082

Douglas O & Ann C Metz
575 Tucker Dr.
Worthington, OH 43085

Walker Family LP
62 Yaronia Drive
Columbus, OH 43214

John P. & Wendy B. Mollica
Chase Home Finance LLC
1 Corelogic Drive
Westlake, TX 76262

Mattson Investments LLC
Fifth-third Bank DFW4-2
1 First American Way
Westlake, TX 76262

Cliffside Realty LLC
Firas Habli
2057 Decker Ct.
Columbus, OH 43235

Wheeler R. Scott
Wells Fargo Real Estate
1 Home Campus
Des Moines, IA 50328

Clintonville Properties Inc.
PO box 82503
Columbus, Ohio 43202

Jeffrey & Joan Ciampa
Chase Home Finance LLC
Corelogic Dr.
Westlake, TX 76262

Koizumi Shun
Bac Tax Services Corp.
2375 N. Glenville Dr.
Richardson, TX 75082

Erin Kimbrell
PHH Mortgage Corp. STE 100
95 Methodist Hill Dr.
Rochester, NY 14623

Lancy Sofer
102 Indianola Ave.
Columbus, Ohio 43202

Davis Properties I LLC
Indymac MTG SRV. Corelogic
2500 Westfield Dr., Suite 102
Elgin, IL 60124



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

13310-00576
2701 Indianola Ave.

One Stop Shop Zoning Report Date: Tue Aug 13 2013

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 2701 INDIANOLA AVE COLUMBUS, OH

Mailing Address: 2057 DECKER CT
2057 DECKER CT

Owner: CLIFFSIDE REALTY LLC

Parcel Number: 010037682

ZONING INFORMATION

Zoning: ORIG, Commercial, C4

effective 2/27/1928, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: University Area Commission

Planning Overlay: University

Historic District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

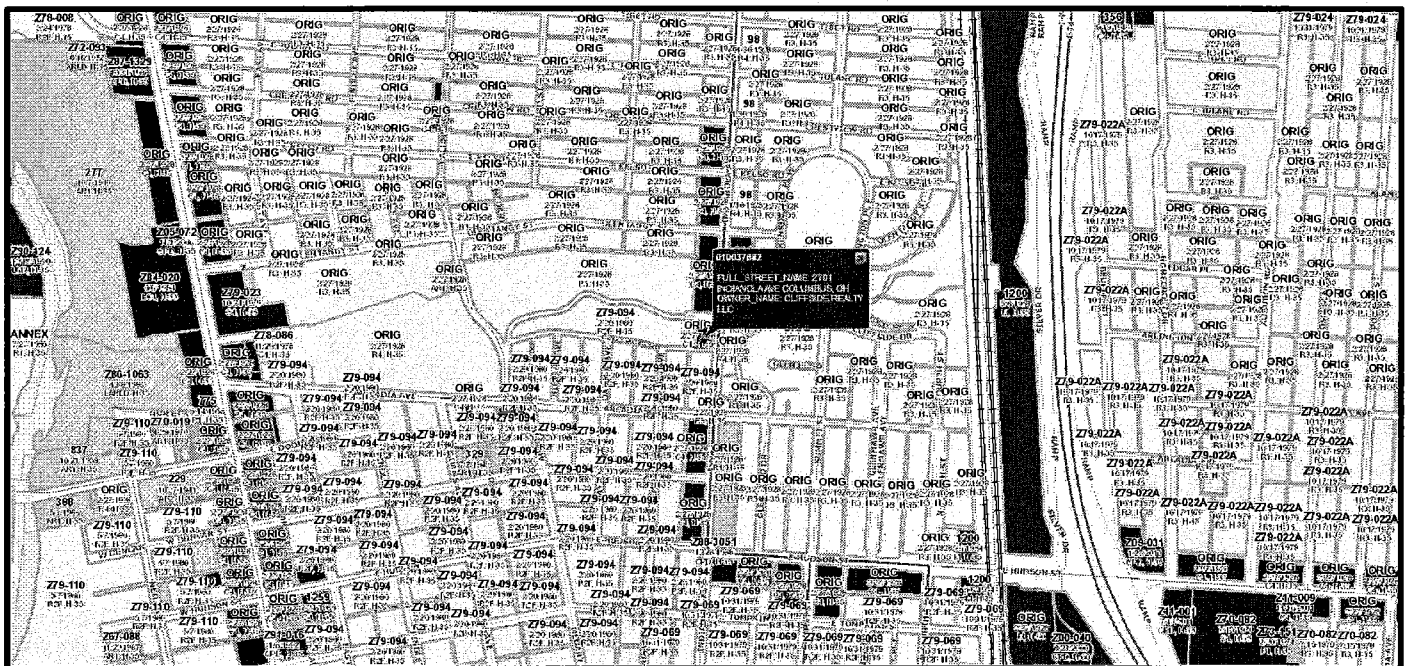
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A



Statement of Hardship

The project located at 2701 Indianola Ave. proposes to turn the existing, vacant office building into a neighborhood friendly and family-oriented cafe. The proposed new restaurant, Coop Café, is 2370 sq. ft. plus 1005 sq. ft. of the new patio, making a total of 3375 sq. ft. It will provide 12 parking spaces on site. As per 3312.49, the new restaurant is required to have 39 parking spaces. We are seeking a parking reduction of 27 spaces with the following reasons:

1. The section of Indianola Ave where the 2701 building is the ONLY stand-alone, commercial-use building that is not within the urban commercial overlay. This situation has significantly limited the potential of the building. If the variance is granted, the neighborhood café will be a great improvement to the neighborhood.
2. We have reached out to and exhausted all potential places that can provide additional parking within (and beyond) 750 ft. of radius. The Glen Echo Presbyterian Church located on 220 Cliffside Dr. has provided a support letter to the future café.
3. Favorable factors that would make the new restaurant with less parking spaces possible:
 - There are plenty street parking spaces on Indianola Ave and Cliffside Ave. Also, the new café provides 6 bike racks (only 2 are required for the location) to encourage customers to bike to the restaurant.
 - Cliffside Dr. is basically a quiet street and many properties have their own garages or onsite parking. Indianola Ave also provides plenty street parking for customers of the new restaurant.
 - The owner is committed to create a neighborhood-oriented cafe, which will attract local residents from walking distance. And the café's focus is on breakfast, brunch and lunch, with light dinner, parking at those hours will not pose difficulty residents in the surrounding area.

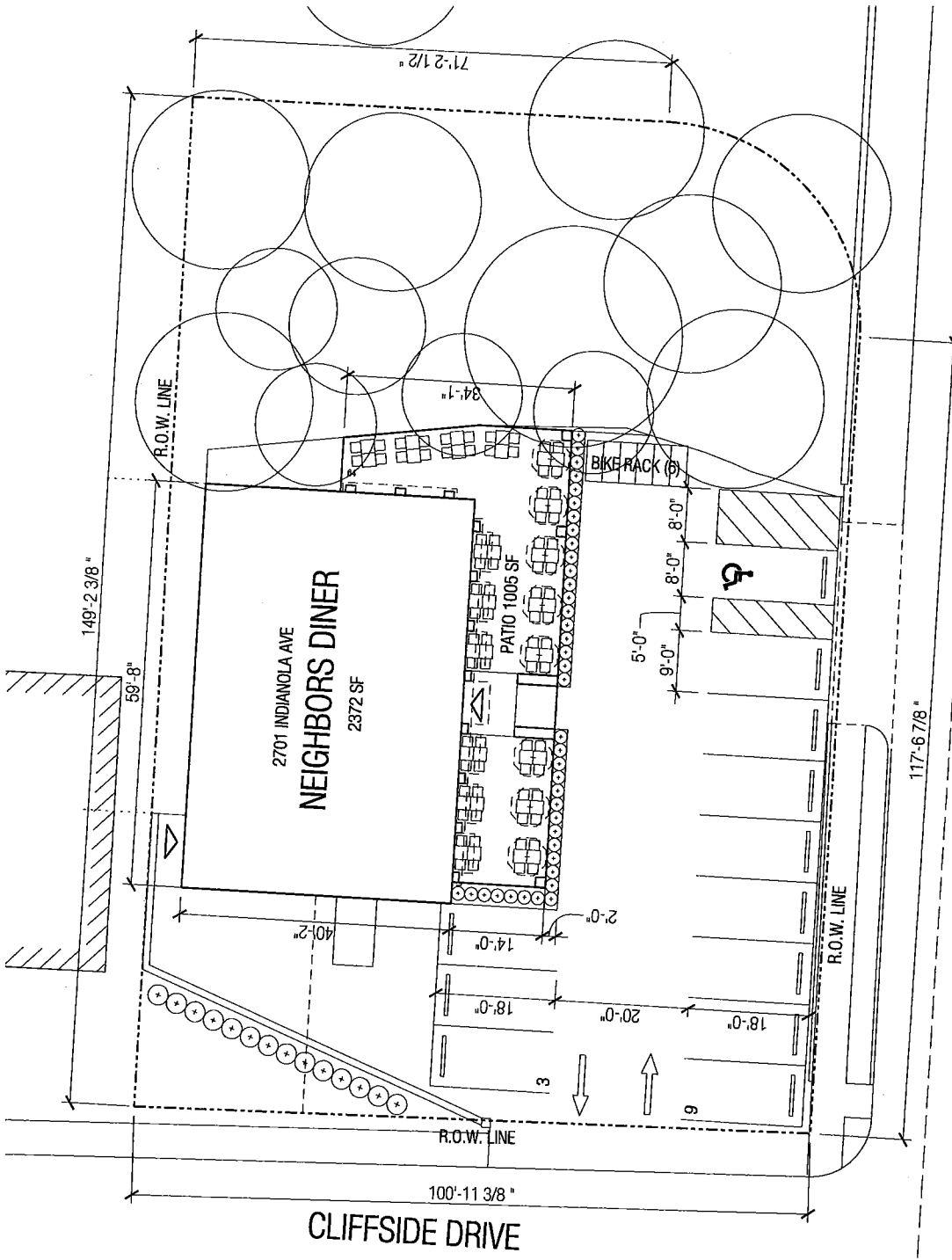
PARKING COUNT

EXISTING RETAIL	
2372 S.F.	
PROPOSED DINER	
2372 S.F.	
SECTION 3312.49	
PROPOSED DINER	
2372 S.F. / 75 S.F.	
32 SPACES	
PROPOSED PATIO	
1005 S.F. / 150 S.F.	
7	
TOTAL REQUIRED	
38.3	
TOTAL PROVIDED	
12	
VARIANCE REQUESTED	
27	
BIKE PARKING	
REQUIRED	
2	
PROPOSED	
6	

SITE PLAN

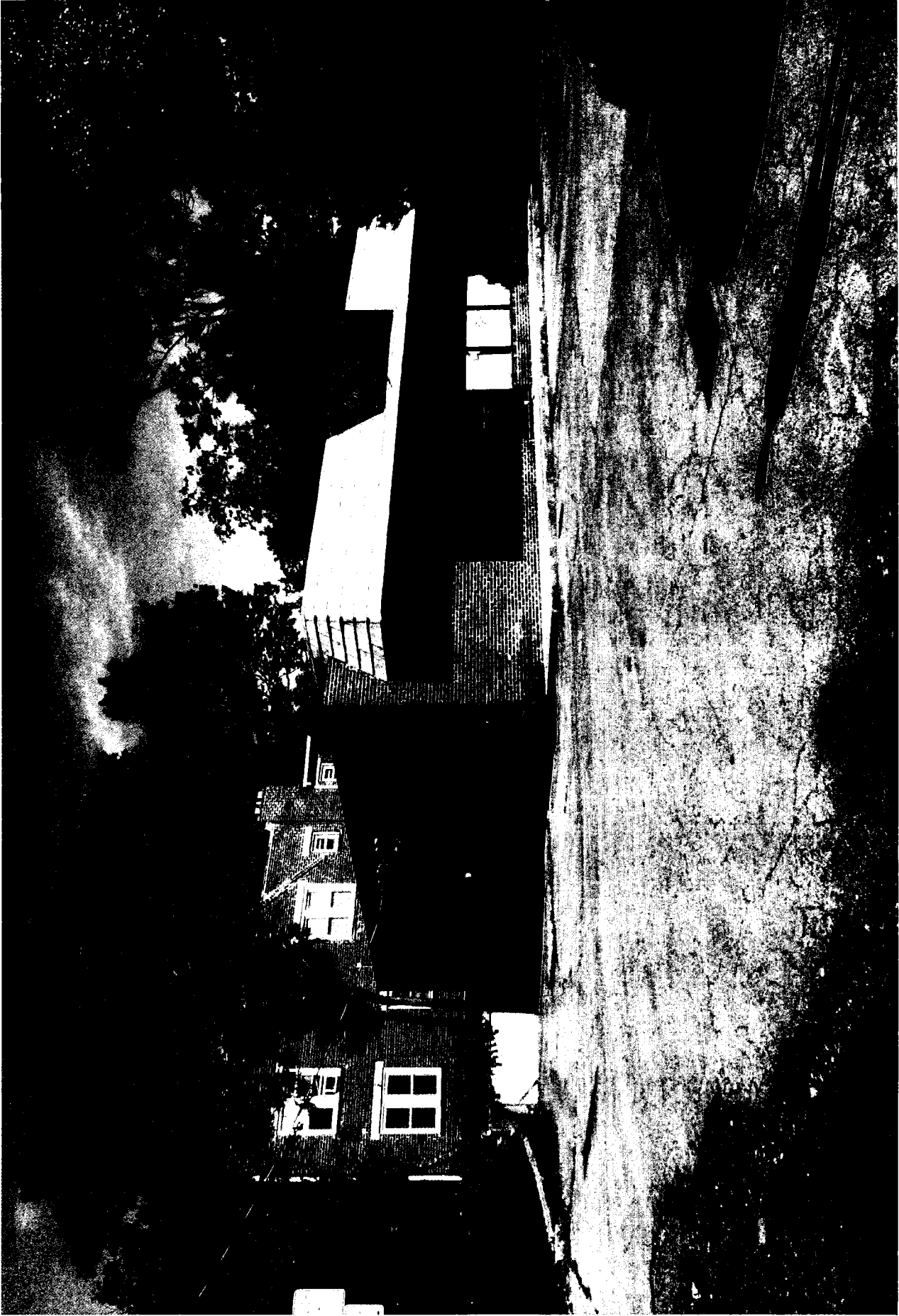
1" = 25'-0"

0' 25'



INDIANOLA AVE

13310-00576
2701 Indianola Ave.



13310-00576
2701 Indianola Ave.

EXISTING CONDITION



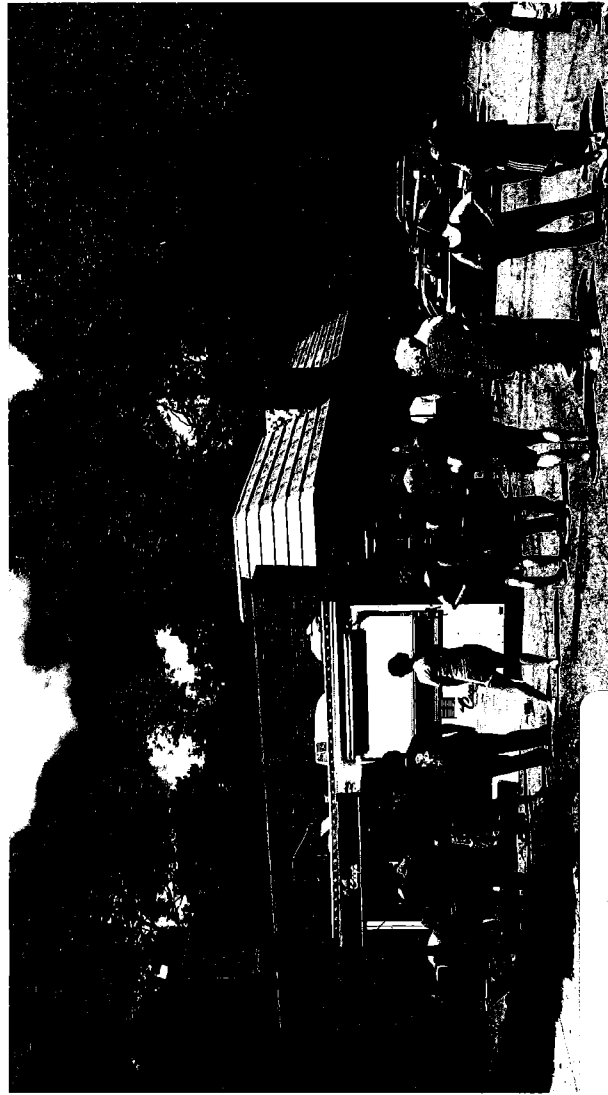
13310-00576
2701 Indianola Ave.

CONCEPTUAL RENDERING



13310-00576
2701 Indianola Ave.

CONCEPTUAL RENDERING



13310-00576
2701 Indianola Ave.

COMMUNITY EVENT ON AUGUST 4, 2013

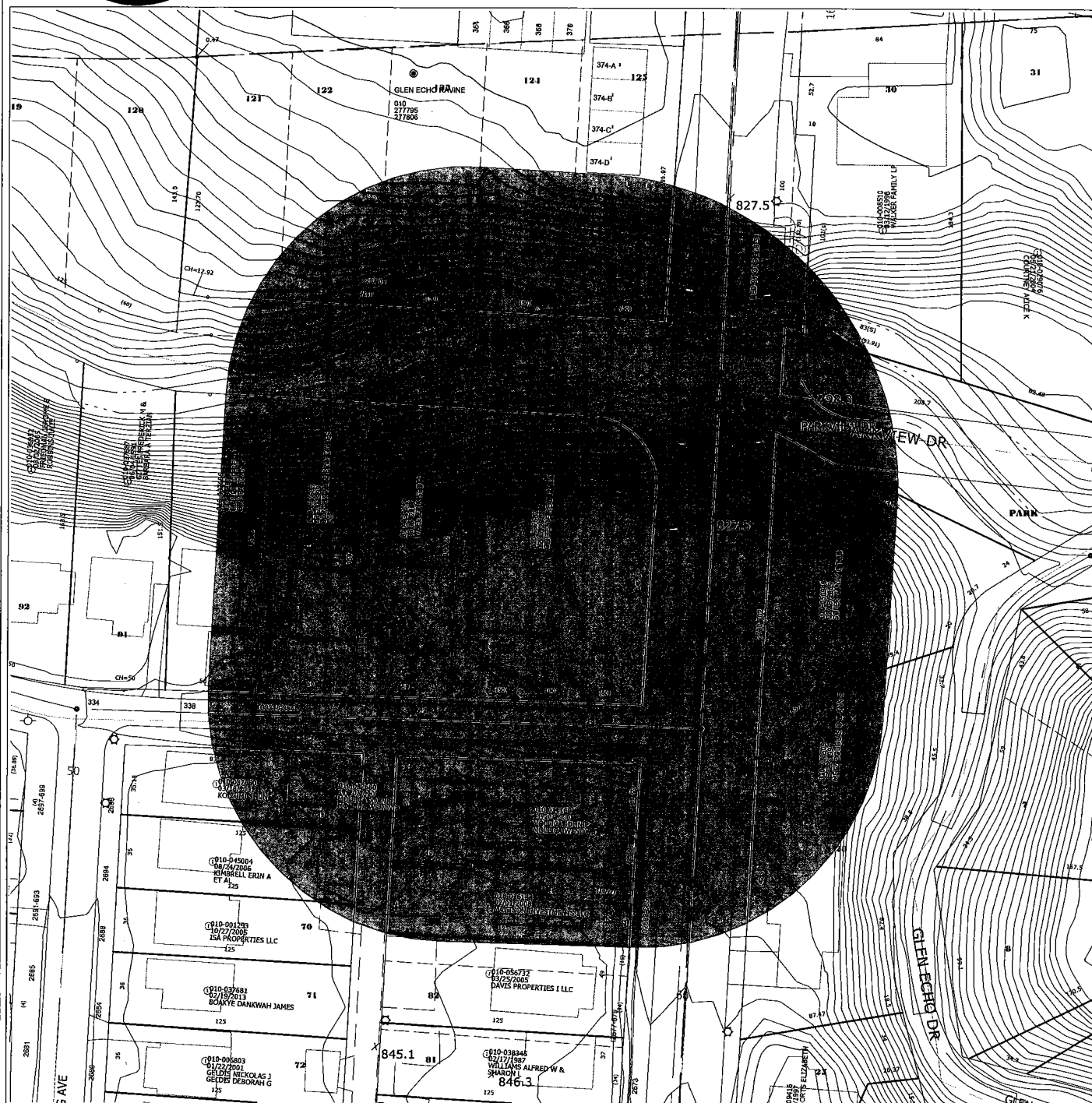
Real Estate / GIS Department



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: C

DATE: 7/11/13



Disclaimer

Scale = 76'



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department



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PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #

13310-00576

STATE OF OHIO

COUNTY OF FRANKLIN

2701 Indianola Ave.

Being first duly cautioned and sworn (NAME) Tim Lai

of (COMPLETE ADDRESS) 400 W. Rich St. Columbus OH 43215

deposes and states that (he/she) is the APPLICANT, AGENT OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

NAME

COMPLETE MAILING ADDRESS

Cliffside Realty LLC

2057 Decker Ct. Columbus OH 43235

SIGNATURE OF AFFIANT

Cliffside

Subscribed to me in my presence and before me this 15 day of JULY, in the year 2013

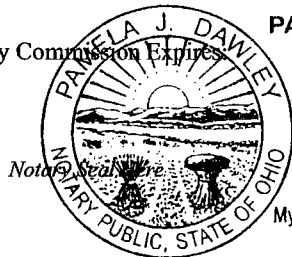
SIGNATURE OF NOTARY PUBLIC

Pamela J. Dawley

My Commission Expires

PAMELA J. DAWLEY
NOTARY PUBLIC

4-25-14



STATE OF OHIO

My Comm. Expires April 25, 2014

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